

No. 7490

ABSTRACT OF TITLE To

Tract ninety-one (91), Edmonds Sea View
Tracts

Situate in Snohomish County, State of Washington

Compiled by the

SNOHOMISH COUNTY ABSTRACT CO.

EVERETT, WASHINGTON

AGENT FOR

WASHINGTON TITLE INSURANCE CO.

No.

ABSTRACT OF TITLE

To

No. Tract 91 of Edmonds Sea View Tracts, being a part of the East half of the South east quarter (E 1/2 of SE 1/4) of Section Thirteen (13) in Township Twenty-seven (27) North, of Range Three (3) East, W.M. Also all of Lot Two (2) in Section Thirteen (13) in Township Twenty-seven (27) North of Range Three (3) East, W.M. lying South of the following described line to-wit:

Beginning at a point on the East line of Section Thirteen (13) in Township Twenty-seven (27) North of Range Three (3) East, W.M. which point is 14.30 chains N. of the 1/4 Sec. corner between said Section Thirteen (13) and Section Eighteen (18) in Township Twenty-seven (27) North, Range Four (4) East, W.M. and running West to Puget Sound, excepting the right of way granted to the Seattle and Montana Railroad Company by Amos H. Fletcher and wife by deed dated Nov. 28th, 1890 and recorded in Vol. 13 of Deeds at page 495 of the records of Snohomish County, Washington, all of said above described lands being in said Snohomish County, State of Washington.

Compiled by the

SNOHOMISH COUNTY ABSTRACT CO.

THE REAL ESTATE AND MINING ABSTRACTERS.

EVERETT, WASHINGTON.

Instrument No. 1

B. 505

United States of America.

P a t e n t

The United States of America.

P a t e n t

- To -

Dated Aug. 1st, 1872

A. H. Fletcher.

Filed Apr. 10th 1891, 4:35 P.M.

Rec. Vol. 3 of Pat. pg. 125

Certificate No. 3732

Under the Act of Congress approved Apr. 24th 1820 and the acts supplemental thereto, United States of America does Give and Grant unto A.H. Fletcher, the following:

Lot 1 of Sec. 12 and Lots 1 & 2 of Sec. 13 Tp. 27 N. R. 3 E.
Containing 85.25 acres

(Seal of General Land Office.)

By the President, U.S. Grant

By Z.B. Sturgis, Asst. Secretary.

Recorded Vol. 7 page 445.

C.B. Boynton, Recorder of G.L.O.

Recorded Vol. 7 page 444.

C. B. Boynton, Recorder of the Gen. Land Office.



Instrument No. 2

B. 506

United States of America.

- To -

A. H. Fletcher.

P a t e n t .

Dated Aug. 1st, 1872

Filed Apr. 10th 1891, 4:40 P.M.

Rec. Vol. 3 of Pat. pg. 126

WHEREAS, A. H. Fletcher of Somerset County, Maine, has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Olympia, Washington Territory, whereby it appears that full payment has been made by the said A.H. Fletcher, according to the provisions of the Act of Congress of the 24th of April, 1820 and the acts supplemental thereto, for the -

E 1/2 of SE 1/4 of Sec. 13 in Twp. 27 N. of R. 3 East in the District of lands, subject to sale at Olympia, Wash. Terry. con 80 acres.

Which said tract has been purchased by the said A.H. Fletcher.

NOW KNOW YE, that the United States of America do Give and Grant unto the said A.H. Fletcher and to his heirs, the said tract above described.

(Seal of Gen. Land Office.)

By the President, U. S. Grant.

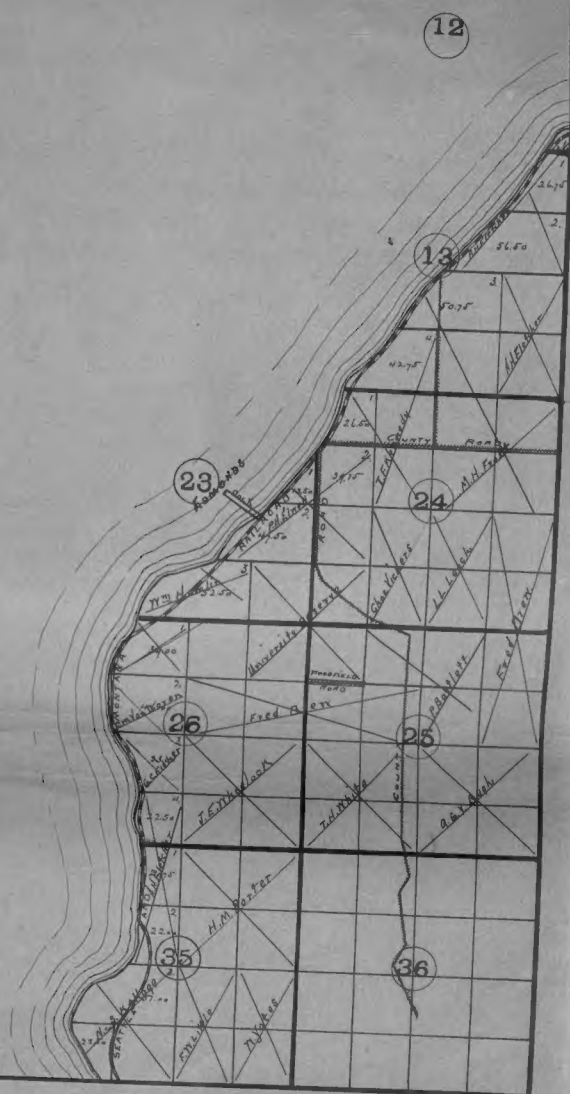
By Z.B. Sturgis, Asst. Secty.

Recorded Vol. 7 page 444.

C. B. Boynton, Recorder of the Gen. Land Office.



Twp. 27 N. R. 3. E



Snohomish County Abstract Co.
This Map Made By THE ABSTRACTORS Everett, Wash.

Instrument No. 3

4-430

Territory of Washington,

- To -

A. C. Allen.

Territory of Washington

County of Snohomish.

Tax Deed.

Dated May 10th, 1888.

Filed May 10th, 1888 1:56 P.M.

Vol. 6 of Deeds, Page 561

Consideration \$173.00

Tax Sales made May 5th, 1884, and May 4th, 1885, by Sheriff of Snohomish County, sold for delinquent taxes of 1883 and 1884 and previous years. Pursuant to said sale Grantor does Grant, Bargain, Sell, Convey and confirm unto Grantee lands in Snohomish County, Wash. Terr. as follows:

Lots 1, 2 and E. 1/2 of the SE 1/4 of Sec. 13 and Lot 4 Sec. 26, and Lots 1 and 2 Sec. 35 and Lot 1, Sec. 12 all in Twp. 27, N.R. 3 E.

That affiant purchased said land for \$173.00; that being the amount of taxes due on said land for the years 1883 and 1884; and he being the highest bidder at said sale, he did then and there issue and the Sheriff of said county did then and there issue to said affiant a certificate of said tax sale, as by law required.

L.H. Cyphers,
Sheriff of said Co.

WITNESSES

J.R. Winn

C.D. Loyd

By L. H. Cyphers, Sheriff of Snohomish Co., W.T.
Acknowledged May 10th, 1888, before D.W. Craddock, Co. Auditor, Snohomish Co., W.T.

(Seal.)



Instrument No. 4 Con.

C. 592.

Instrument No. 4

C. 592.

A. C. Allen,

Affidavit.

- To -

Dated May 10, 1888.

The Public.

Filed May 10th, 1888 1:55 P.M.

Vol. 5 of Mis. Page 608

Territory of Washington

ss.

County of Snohomish.

A.C. Allen being by me first duly sworn, deposes and says: that he is a resident of Snohomish County, Washington Ter. and has been for the past four years. Affiant further says that on the 5th day of May A.D. 1884, the Sheriff of Snohomish County, offered at the front door of the Court house of said County, the following described tract of land to satisfy the taxes thereon for the year of A.D. 1883 viz. (Among other lands)

Lots 1 & 2 and the E 1/2 of the SE 1/4 of Sec. 13, Twp. 27
R 3 E.

That affiant purchased said land for \$15.78; that being the amount of taxes due on said land for the said year A.D. 1883, and he being the highest bidder at said time and place aforesaid and the Sheriff of said county did then and there issue to said affiant a certificate of said tax sale, as by law required.

Deponent further says that the said Sheriff (B. Stretch) did on the 4th day of May, A.D. 1885, advertise and offer for sale at the front door of the Court House in said County of Snohomish, the following tract or parcel of land to satisfy the taxes thereon for the year A.D. 1884, Viz. Lot 1 in Sec. 12, Twp. 27, N.R. 3 E.

That said affiant did then and there, buy, bid in, and purchase said land for the sum of \$2.24, that being the highest and best bid therefor, and also rec'd a certificate of purchase from said sheriff as by law required. Affiant further says: That all of the said land as above and herein described was at all the times above mentioned, and at this time owned by one A.H. Fletcher, he being the legal owner. Affiant has paid all taxes on said lands subsequent to the date above mentioned, and has redeemed said lands from all sales



Instrument No. 4 Con.

C. 592.

to the county and otherwise and paid all taxes on said lands up to the present time and that there are no taxes now due or against the said lands at this date, and the said A.H. Fletcher has not redeemed said land for the sales above referred to.

That affiant did on or about the month of January, A.D. 1888, and for some time prior thereto, make diligent inquiry for the owner of said land, to whom it was assessed; but could not find him, nor was there at that time any person in actual possession or occupancy of said land, nor was the said A.H. Fletcher to be found in said County of Snohomish, W.T. Affiant did on the 28th day of January A.D. 1888 have printed and published in "The Eye" a weekly paper published and printed in Snohomish Co., W.T. being a paper in the county where said land is located, and for 2 successive weeks. Notice of the sale of said land for taxes and for the time of redemption of said land would expire as will more particularly appear by the affidavit of the printer of the said paper which is hereto annexed and made a part of this affidavit; that said inserting of notices herein referred to viz: The first on Jan. 28th 1888 being not more than five months and the last one Feb. 11th, 1888 being not less than 60 days before the time of redemption of said land expired.

A. C. Allen.

Subscribed and sworn to before me this 10th day of May A.D. 1888 at my office in Snohomish Co. W.T.

D.W. Craddock, County Auditor in and
for Snohomish Co., W.T.

(Aud. Seal.)

Territory of Washington,))
County of Snohomish.) SS.

C.F. Packard being sworn says that he is one of the editors and publishers of "The Eye" a weekly newspaper printed and published at Snohomish, Washington Territory; that it is a newspaper of general circulation, in said county and territory and that the annexed is a true copy of the notice as it was published in the regular and entire issue of said newspaper proper and not in supplement form, for a period of three consecutive weeks, commencing on the 28th day of January, 1888 and ending on the 11th day of February, 1888 and that said newspaper was regularly distributed to all of its subscribers during all of said period.

C. F. Packard.

Subscribed and sworn to before me this 10th day of May, 1888.



V. Bowen, Clerk of the
District Court. (Seal.)

Instrument No. 4 Con.

O. C. 592.

Notice.

J. W. Durrie.

Rec. Vol. 5 of M. R. 466

To A.H. Fletcher, or the unknown owner:

Notice is hereby given that at the sale of land for delinquent taxes held in Snohomish, Snohomish County, Washington Territory, on the first Monday of May, 1885, the undersigned purchased for delinquent taxes of 1884, the lot 1 of Sec. 12, lots 1 & 2 and E 1/2 of the SE 1/4 Sec. 13, lot 4 Sec. 26 and lots 1 and 2 Sec. 35 Twp. 27 N.R. 3 E. The time for redemption of said land expires May 4th, 1888. Section 120 ft. thence N. 100 ft. to the meander line on the beach, thence in a southerly direction along the meander line to the place of beginning, containing about 1/2 A. C. Allen.

for the term of 5 years from the date hereof.

Date of first publication, Jan. 28th, 1888. second part the right to build and use unobstructed any and all logging roads through

E 1/2 of SE 1/4 of Sec. 13 Twp. 27 N.R. 3 E. for 5 years from date, at the rental of \$25.00 per annum.

Avery C. Allen
Fannie L. Allen

WITNESSES:
Wm. Whitfield
E.H. Allen

Acknowledged Nov. 20th, 1888 by Avery C. Allen and Fannie L. Allen, his wife, before Wm. Whitfield, Notary Public in and for Washington Territory. (N.P. Seal).



Instrument No. 5

C. 466

Avery C. Allen and Fanny L. Allen,
his wife.

- To -

J. W. Currie.

L e a s e

Dated Nov. 20th 1886

Filed Nov. 20th 1886, 4:40 P.M.

Rec. Vol. 5 of Mx. pg. 460

Parties of the first part have hereby let and rented and party of second part has hereby hired and taken,

A tract of land described as follows:

Commencing at a point 4 rods N. of S.W. corner of Lot 3 in Sec. 13 Tp. 27 N.R. 3 E. thence E. 100 ft. thence in a Northerly direction 120 ft. thence W. 100 ft. to the meander line on the beach, thence in a Southerly direction along the meander line to the place of beginning, containing about 1/4 acre.

for the term of 5 years from the date hereof.

Parties of first part agree to give party of second part the right to build and use unobstructed any and all logging roads through

E 1/2 of SE 1/4 of Sec. 13 Tp. 27 N.R. 3 E. for 5 years from date, at the rental of \$25.00 per annum.

Avery C. Allen
Fannie L. Allen.

WITNESSES:
Wm. Whitfield
E.M. Allen

Acknowledged Nov. 20th, 1886 by Avery C. Allen and Fanny L. Allen, his wife, before Wm. Whitfield, Notary Public in and for Washington Territory. (N.P. Seal).



Instrument No. 6

8 - 348

Avery C. Allen and Fannie L.
Allen, his wife.

- To -

Seattle and Montana Railway
Company, a corporation.

Right of Way Deed

Dated Sept. 18th 1890

Filed Sept. 19th 1890, 1:50 P.M.

Rec. Vol. 13 of D. pg. 175

Consideration \$500 and benefits
and advantages.

Grantors do Give, Grant, Bargain, Sell and convey unto Grantee with covenants of General Warranty, all that portion of the following described lands that lie within a distance of 40 ft. on each side of the center line of the railway of said Company, as the said center line is now located, staked out and established upon and across the following described land or lands adjoined thereto:

Lots 1, 2 and 3 in Sec. 13 and Lot 1 in Sec. 12, all in Twp. 27 N.R. 3 E. W.M. which said center line enters said hereinbefore described lands on the S. side of the above described Lot 3 and about 2060 feet W. of the SE Corner thereof, which point is at or near the line of ordinary high tide and thence run in a NEly course 5570 feet to a point in the E. line of the above mentioned Lot 1 in Sec. 12, about 480 feet N. of the SE corner thereof, said point being about the ordinary line of high tide.

WITNESSES:

W.M. Allen

Paul B. Hyner

A. C. Allen.

Fannie L. Allen.

Acknowledged Sept. 18th 1890 before Willard M. Allen, Notary Public in and for Washington, residing at Edmonds. (N.P.Seal).



Instrument No. 7

8 - 531

Amos H. Fletcher and Sarah
F. Fletcher,

- To -

Seattle and Montana Railway
Company.

Right of Way Deed.

Dated Nov. 28th 1890

Filed Dec. 5th 1890, 11:40 A.M.

Rec. Vol. 13 of D. pg. 495

Consideration \$200 and benefits
and advantages.

Grantors do Give, Grant, Bargain, Sell and convey unto Grantee,
with covenants that neither they nor any person or persons claiming
by, through or under them shall have any claim or demand either in law
or equity, all that portion of the following described lands that lie
within a distance of 50 feet on each side of the center line of the
Railway of said Company.

Lots 1-2-3 in Sec. 13 and Lot 1 in Sec. 12 Twp. 27 N.R. 3 E.
W.M. Containing 9 acres.

Signed by Grantors

WITNESSES:

N.C. Briggs

Jno. L. Hudner

Acknowledged Nov. 28th 1890 before Jno. L. Hudner, Notary
Public in and for California, residing at Hollister.

(N.P. Seal).

(Acknowledgment states, Amos Fletcher and Sarah F. Fletcher, wife of
said Amos Fletcher came.)



Instrument No. 8

10-551

In the Superior Court of the State of Washington, for Snohomish County.

Amos H. Fletcher,
Sarah F. Fletcher, his wife,
Plaintiffs,

-Vs.-

Avery C. Allen, Fanny L. Allen,
his wife, Defendants.

Lis Pendens, No. 367.

Dated Apr. 14th, 1891.

Filed Apr. 14th, 1891 3: P.M.

Vol. 15 of Deeds, Page 504

Notice is hereby given by the plaintiffs above named that an action has been begun and is now pending in the Superior Court of Snohomish County, State of Washington, wherein said Amos H. Fletcher and Sarah F. Fletcher, his wife, are plaintiffs and the said Avery C. Allen and Fanny L. Allen, his wife, are defendants; That the property affected by said action is described as follows, to-wit:

Lot 1 of Sec. 12, Lots 1 & 2 of Sec. 13 and E 1/2 of SE 1/4 of Sec. 13 all in Twp. 27 N.R. 3 E. W.M. excepting therefrom all that portion of said lot 1, Sec. 12 and of said lots 1 & 2 Sec. 13, that lie within a distance of 50 feet on each side of the center line of the railway of the Seattle and Montana Railway Company.

That in said action and as the object thereof, said plaintiffs demand judgment against the defendants as follows:

1. For the recovery of said described premises, and the possession thereof and for \$300.00 damages for withholding the possession thereof.
2. For \$300.00 the value of the rents, issues and profits of said premises.
3. For the costs and disbursements of this action.

Preston, Albertson & Donworth,
Plaintiffs' Attorneys.



In the superior Court of Snohomish County, State of Washington.

Amos H. Fletcher and Sarah
F. Fletcher, his wife,
Plaintiffs,

VS.

Avery G. Allen and Fannie L.
Allen, his wife,
Defendants.

No. 367
Order of Dismissal.

This cause coming on to be heard this 28th day of June, 1892,
upon the motion of the plaintiffs to dismiss said cause and the stip-
ulation filed herein of the attorneys for plaintiffs and defendants,

It is ordered, adjudged and decreed that said action be and
it is hereby dismissed at the costs of plaintiffs herein; and the
Clerk of this Court is hereby ordered and directed to pay to the
plaintiffs all moneys heretofore paid into Court as a tender on the
part of the plaintiffs.

John C. Denny,
Judge.

Filed June 28th, 1892.



[Faint handwritten notes at the bottom of the page]

Instrument No. 10

Record of the Proceedings of the Board of County Commissioners for
Snohomish County, Washington.

March term, 1892.

(Among other proceedings)

Petition of A.C. Allen et al, presented to the Board on the
13th day of February, 1892, for the vacation of the Town Plat of
North Edmonds, as recorded in Plat book No. 2 in Auditor's office
excepting the SW 1/4 of the SE 1/4 of Sec. 13, Twp. 27 N.R. 3 E.
And the Board being satisfied that notices have been posted, according
to law and that they are the owners of said Plat -

THEREFORE, It is ordered by the Board that the plat be vacated
as petitioned for, excepting First St. from Lake St. to Durie St. and
Alameda Street from First St. to the Puget Sound.

Fred S. Anderson

Chairman.

Attest: Geo. C. Ruff, Clerk.



Instrument No. 11

15-592.

Avery C. Allen, and Fannie L.
Allen, his wife,

- To -

A m o s H. F l e t c h e r .

Quit Claim Deed.

Dated June 27, 1892.

Filed June 28, 1892 2:48 P.M.

Recorded Vol. 23 of D. pg. 403

Consideration \$500.

Grantors do Demise, Release, and Forever Quit Claim unto
Grantee, his heirs and assigns the following described real estate,
to-wit:

Lot 1 of Sec. 12; Lots 1 & 2 of Sec. 13, and the E 1/2 of
the SE 1/4 of Sec. 13, all in Twp. 27 N.R. 3 E. W.M.

WITNESSES:

Signed by Grantors.

L.L. Austin
Fred Rice Rowell.

Acknowledged by Grantors June 27, 1892, before Fred Rice
Rowell, Notary Public in and for the State of Washington, residing at
Seattle, Wn. (N.P. Seal).



Instrument No. 12

17-731

Amos H. Fletcher, and Sarah F.
Fletcher, his wife,

- To -

Thomas Flint.

Deed.

Dated Dec. 30, 1892.

Filed Jan. 9, 1893 at 4:25 P.M.

Recorded Vol. 30 of D. Pg. 55.

Consideration \$5.00

Grantors do Grant, Bargain, Sell and Convey unto Grantee, his heirs and assigns together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in and to the above described premises, and every part and parcel thereof, with the appurtenances

To have and to hold all and singular said described premises, to-wit:

The E 1/2 of the SE 1/4 of Sec. 13, Twp. 27 N.R. 3 E., and also all of Lot 2 Sec. 13, Twp. 27 N.R. 3 E. lying S. of the following described line: to-wit:- lying S. of a line beg. at a point on the E. line of Sec. 13, Twp. 27 N.R. 3 E., which point is 14.30 chs. N. of the quar. Sec. Cor. between said Sec. 13 and Sec. 18 Twp. 27 N.R. 4 E. and running thence W. to the Puget Sound (excepting the right of way granted to the Seattle & Montana Ry. Co., by Amos H. Fletcher and wife, by deed dated Nov. 28th, 1890, and recorded in Vol. 13 of Deeds at page 495 of the records of Snohomish County, Washington.)

WITNESSES:

Jas. A. Kearney
Joyce Potter

Signed by Grantors.

Acknowledged by Grantors Dec. 30, 1892, before Jas. A. Kearney
Notary Public in and for San Benito Co., Cal., residing at Hallister.
(N.P. Seal.)



Instrument No. 13

29-298

Thomas Flint, by
Crawford & Conover, Agents,

- To -

W e r t z & R o g e r s .

Bill of Sale

Dated Oct. 29, 1898

Filed Aug. 21, 1899 4:32 P.M.

Rec. Vol. 13 of Misc. Pg. 367

Received from Wertz & Rogers \$75.00 in full for all timber situated on the following:

E 1/2 of the SE 1/4 Sec. 13 Twp. 27 R. 3 That portion of Lot 2, Sec. 13 Twp. 27 R. 3 lying S. of a line, which said line begins at a point on the E. line of Sec. 13, Twp. 27 R. 3, which said point is 14.30 chns. N. of the quarter section between Sec. 13 & 18 and running thence W. to Puget Sound, excepting right of way of the S. & M. Ry.

Signed - -

Thomas Flint, by

Crawford & Conover, Agents.



Instrument No. 14 (Cont.)

29-299.

a line which said line begins at a point on the E. line of Sec. 13, Twp. 27, N. R. 3 E. W.M., which said point is 14.30 chains N. of the quarter sections 13 & 18, and running thence W. to Puget Sound, excepting right-of-way to railroad; the N 1/2 of SW 1/4 of Sec. 20, the N 1/2 of SE 1/4 and SW 1/4 of SE 1/4 and N 1/2 of SE 1/4 of SE 1/4 of Sec. 30.

It is further agreed and understood by and between the parties hereto that all of the timber embraced in the description of Sec. 13 is sold and conveyed subject to the terms and conditions of a contract entered into by and between Thomas Flint and M. Rogers, dated October 29, 1898.

It is further agreed by and between the parties hereto that the parties of the second part are to have 4 years from the date hereof in which to remove said timber from the N 1/2 of SE 1/4 of Sec. 30 and it is further understood and agreed that they are to have until the 21st day of January, 1901 in which to remove the timber from the SW 1/4 of SE 1/4 of Sec. 30.

It is also agreed and understood that the parties of the second part are to have until the 1st day of December 1899 to remove the timber from the N 1/2 of SE 1/4 of SE 1/4 of Sec. 30.

It is further agreed and understood by and between the parties hereto that in consideration of the agreement that the parties of the second part are to have the right and privilege to make such improvements as roads and camp buildings as are necessary in the removal of said timber from said land above described.

Signed by all parties.

Witness:

John C. Denny.

Acknowledged Aug. 21, 1899, by all parties before C. G. Smyth, Notary Public in and for the State of Washington, residing at Everett. (Seal.)



Instrument No. 15

50-599

S. Fourtner and A.M. Yost, of
Edmonds, Snohomish County,
Washington.

- To -

G.A. Sweet and F.A. Fourtner, all
of the same place.

A g r e e m e n t .

Dated Nov. 24th, 1902.

Filed Dec. 1st, 1902 8:16 A.M.

Rec. Vol. 18 of Mx. Pg. 215.

Witnesseth the parties of the first part for and in consideration of the sum of \$200 in hand paid by the parties of the second part do hereby sell, transfer and convey, subject to the conditions of this agreement, all of their right, title and interest in and to all the fir timber lying and standing on the following described land, to-wit:

The E 1/2 of the SE 1/4 of Sec. 13 Twp. 27 N.R. 3 E. Also that portion of Lot 2, Sec. 13, Twp. 27 N.R. 3 East lying S. of a line which said line begins at a point on the E. line of Sec. 13, Twp. 27 N.R. 3 E. which said point is 14.30 chains N. of the 1/4 Sec. between Secs. 13 and 18 and running thence W. to Puget Sound, excepting right-of-way of S. and M. Ry. Also the N 1/2 of the SE 1/4 of Sec. 30, Twp 27 N.R. 4 E.

It is hereby agreed by the parties hereto that all of the above described timber is sold and conveyed subject to the terms and conditions of a certain contract entered into by and between M. Rogers and G.A. McClintock, Parties of the first part and S. Fourtner and A.M. Yost parties of the second part dated Aug. 21st, 1899.

The parties of the second part hereby agree to bind themselves their heirs and assigns, to deliver all cord wood cut from an or all of the timber on the above described land, on to the Edmonds Cooperative Improvement Company's wharf in Edmonds, Washington, and the said cord wood shall be sold by the said Edmonds Cooperative Improvement Co. from their said wharf and the said Edmonds Cooperative Improvement Co. shall have the usual commission for selling the said cord wood. It is hereby agreed and understood by the parties hereto that if the said parties of the second part their heirs or assigns shall violate any of the conditions of this agreement then this agreement shall be null and



Instrument No. 15 Con.

50-599

void, and the timber on the above described land shall revert to the parties of the first part and all money paid by the parties of the second part shall be held by the parties of the first part as liquidated damages.

S. Fourtner
A. M. Yost
G. A. Sweet
F. A. Fourtner

Acknowledged by S. Fourtner, A.M.Yost, G.A. Sweet and F.A. Fourtner, Nov. 24, 1902, before S.F.Street, Notary Public in and for the State of Washington, residing at Edmonds. (Seal).



Instrument No. 16

63-196

Thomas Flint, and Mary A. Flint,
his wife, of San Benito County,
State of California,

- To -

Thomas Flint, Jr. of the same place

Deed.

Dated Jan. 3, 1900.

Filed July 8, 1904 2:46 P.M.

Rec. Vol. 85 of D. Pg. 126

Consideration \$1000.

Grantors do Grant, Bargain, Sell and Convey unto Grantee, his heirs, and assigns, the following described real estate, to-wit:

All of the E 1/2 of the SE 1/4 of Sec. 13 in Twp. 27 N. of R. 3 E. W.M. Also all of Lot 2 in Sec. 13 in Twp. 27 N. of R. 3 E. W.M. lying S. of the following described line to-wit:

Beginning at a point on the E. line of Sec. 13 in Twp. 27 N. of R. 3 E. W.M. which point is 14.30 Chns. N. of the 1/4 Sec. corner between said Sec. 13 and Sec. 18 in Twp. 27 N. R. 4 E. W.M. and running W. to Puget Sound excepting the right-of-way granted to the Seattle and Montana Railroad Company by Amos H. Fletcher and wife by deed dated Nov. 28th, 1890, and recorded in Vol. 13 of Deeds at page 495 of the records of Snohomish County, Washington, all of said above described lands being in said Snohomish County, State of Washington.

WITNESSES:

Henry C. Droger
James L. King.

Signed by Grantors.

Acknowledged by Grantors Jan. 3, 1900 before James L. King,
Commissioner for the State of Washington in San Francisco, Cal.
(Seal).



Instrument No. 17

68-262.

Thomas Flint, Junior, and Ada
Mary Flint (husband and wife)
of San Benito County, California

- To -

M.C. Warren of Seattle, Washington.

Warranty Deed.

Dated March 22nd, 1905

Filed April 15, 1905 9:22 A.M.

Rec. in Vol. 87 of D. Pg. 451

Consideration \$3323.37

Grantors do Grant, Bargain, Sell and Convey unto Grantee, her heirs and assigns, with covenants of general warranty, lands in Snohomish County, Washington, described as follows, to-wit:

All of the E 1/2 of the SE 1/4 of Sec. 13 in Twp. 27 N. R. 3 E. Willamette Meridian. Also all of Lot 2 in Sec. 13 in Twp. 27 N. R. 3 East Willamette Meridian, lying South of the following described line, to-wit:

Beginning at a point on the E. line of Section 13 in Twp. 27 N. R. 3 East W.M. which point is 14.30 chains North of the quarter Section corner between said Section 13 and Section 18 in Twp. 27 N. R. 4 E.W.M. and running thence West to Puget Sound, excepting the right-of-way granted to the Seattle and Montana Railroad Company by Amos H. Fletcher and wife by deed dated November 28th, 1890 and recorded in Vol. 13 of Deeds at page 495 of the records of Snohomish County, Washington.

One witness.

Thos. Flint, Jr.
Ada Mary Flint.

Acknowledged March 22nd, 1905, by Thomas Flint, Jr. and Ada Mary Flint, (husband and wife), before N.C. Briggs, Notary Public, in and for the State of California, residing at San Juan. (SEAL)



Instrument No. 18

74-276

M. C. Warren, a spinster of
Seattle, Washington.

- To -

Crawford & Conover, a corporation.

Warranty Deed.

Dated Feb. 13, 1906

Filed Feb. 17, 1906 8:37 A.M.

Recorded Vol. 95 D. 193

Consideration \$20,000.00

Grantor does Grant, Bargain, Sell and Convey unto Grantee, its successors and assigns, with covenants of General Warranty, land in Snohomish County, Washington, described as follows, to-wit: —

The N 1/2 of the SW 1/4 of Sec. 18 Twp. 27 N.R. 4 East, Willamette Meridian, containing 71.34 acres.

The NE 1/4 of the NW 1/4 of Sec. 18 Twp. 27 N.R. 4 East Willamette Meridian, containing 40 acres, and

All of the E 1/2 of the SE 1/4 of Sec. 13 in Twp. 27 N. of R. 3 East, Willamette Meridian, also all of Lot 2 in Sec. 13 in Twp. 27 N. of Range 3 East, Willamette Meridian, lying South of the following described line, to-wit:

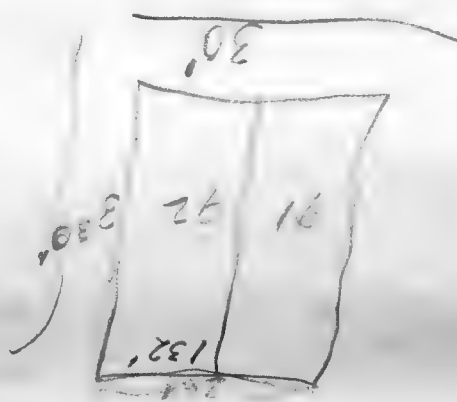
Beginning at a point on the East line of Sec. 13 in Twp. 27 N. of Range 3 E. W.M. which point is 14.30 chains North of the quarter section corner between said Section 13 and Sec. 18 in Twp. 27 N.R. 4 E. W.M. and running thence West to Puget Sound, excepting the right-of-way granted to the Seattle and Montana Railroad Company by Amos H. Fletcher and wife by deed dated November 28th, 1890 and recorded in Vol. 13 of Deeds at page 495 of the records of Snohomish County, Washington.

Witnesses.
None.

Signed by Grantor.

Acknowledged Feb. 13, 1906 by Grantor before W.B. Brooks
Notary Public in and for the State of Washington, residing at Seattle,
Washington. (Seal).





No. -----

— Certificate. —

State of Washington.)
County of Snohomish.) SS

The Snohomish County Abstract Company, a corporation, hereby certifies that the foregoing Instruments numbered from One (1) to Nineteen (19), both inclusive, are all the instruments which have been filed for record in the office of the Auditor of Snohomish County, Washington, affecting the title to the real property described in the caption hereof as follows, to-wit: —

No. Tract 91 of Edmonds Sea View Tracts, being a part of the E $1/2$ of the SE $1/4$ of Sec. 13 in Twp. 27 N. of R. 3 E. W.M. Also all of Lot 2 in Sec. 13 in Twp. 27 N. of R. 3 E. W.M. lying S. of the following described line, to-wit: —

Beginning at a point on the E. line of Sec. 13 in Twp. 27 N. of R. 3 E. W.M. which point is 14.30 Chs. N. of the $1/4$ Sec. corner between said Sec. 13 and Sec. 18 in Twp. 27 N. R. 4 E. W.M. and running W. to Puget Sound, excepting the right of way granted to the Seattle and Montana Railroad Company by Amos H. Fletcher and wife by deed dated Nov. 28th 1890 and recorded in Vol. 13 of Deeds at page 495 of the records of Snohomish County, Washington, all of said above described lands being in said Snohomish County, State of Washington.

ALSO, That as shown by the records in the office of the Clerk of said Snohomish County, there are no suits pending or judgments entered in any Court of Record in said County, which are liens upon or which affect the title to said above described real property.

ALSO, That as shown by the official tax rolls in the office of the Treasurer of said Snohomish County, the taxes upon said above described real property are fully paid for all years up to and including those for the year 1905.

IN WITNESS WHEREOF, the said Company has caused this Certificate to be signed by its Manager thereunto duly authorized, and its corporate seal to be hereto affixed this 22nd day of April A.D. 1906 at 8 A.M.

Snohomish County Abstract Co.,



H. L. [Signature]
Manager.

I HEREBY CERTIFY that I have examined the accompanying abstract of title to those certain tracts of land in Snohomish County, Washington, bounded and described as follows, to-wit:

All of the East half of the Southeast quarter of Section 13 in Township 27 North of Range 3 East, Willamette Meridian; also all of Lot 2 in said Section 13 lying South of the following described line:

Beginning at a point on the East line of said Section 13 which is 14.30 chains North of the quarter section corner between said Section 13 and Section 18 in Township 27 North, Range 4 East, W.M., and running thence West to Puget Sound; excepting the right of way granted to the Seattle and Montana Railroad Company by Amos H. Fletcher and wife by deed dated November 28, 1890, and recorded in Vol. 13 of Deeds at page 495 of the records of Snohomish County, Washington.

And I have also examined the field notes of survey of said Section 13, accompanying said abstract, and I find that the legal and equitable title to said property, in fee simple, is vested in Thomas Flint, Jr. If said Thomas Flint, Jr., is a married man his wife has, prima facie, a community interest in said land.

As near as I can ascertain the contents of said land by platting it from the field notes of survey, it is 120.85 acres, after deducting the contents of said railroad right of way.

The abstract shows that all the fir timber on said land has been sold.

The State of Washington asserts title to the tide or shore land in front of said land below the meander line.

The taxes on said property for the year 1904, amounting to \$28.44, are now due.

There is no other lien or incumbrance on said property.

March 9, 1904.

(Signed) E. Hanford.
Attorney at Law.



Instrument No. 20

ARTICLES OF INCORPORATION

of

Crawford & Conover.

Dated Dec. 31, 1890.

Filed Feb. 20, 1908, 4:37 PM

Box No. #1391.

KNOW ALL MEN BY THESE PRESENTS: That we, S. L. Crawford and C. T. Conover, of the City of Seattle, County of King, and State of Washington, and being citizens of the United States and of the said State of Washington, do hereby associate ourselves together for the purpose of forming a corporation under the general incorporation laws of the State of Washington; to be known as Crawford & Conover, and we do hereby certify and adopt the following as our Articles of Incorporation:

ARTICLE I. That the corporate name of this corporation shall be CRAWFORD & CONOVER.

ARTICLE II. That the purpose and objects for which this corporation is formed are: 1st. To buy, acquire, own, hold, sell, transfer, lease, let, encumber and improve town and city lots, water front property, and other lands and real estate interests. (and other purposes.)

ARTICLE III. That the capital stock of this corporation shall be \$500,000.00 divided into 5000 shares of \$100 each.

ARTICLE IV. That the existence of this corporation shall be fifty years from and after the date of its incorporation.

ARTICLE V. That the number of the Trustees who shall manage the concerns of this corporation shall be Three.

ARTICLE VI. That the principal office and place of business of this corporation shall be in the City of Seattle, in the County of King and State of Washington.

S. L. Crawford
C. T. Conover
E. C. Baird

Two witnesses

Acknowledged Dec. 31, 1890 by S. L. Crawford, C. T. Conover and E. C. Baird, before F. E. Ware, Notary Public for the State of Washington, residing at the City of Seattle, in said county and state. (Seal)

Certificate of J. P. Agnew, Auditor of King County, State of Washington, that the foregoing is a true and correct copy of the Articles of Incorporation of Crawford & Conover, as filed in his office. By O. Kjelland, Deputy, dated Feb. 19th, 1908. (Seal)



Instrument No. 21

83 - 651

Crawford & Conover,

To

Margaret M. Widmer, of
Seattle.

REAL ESTATE CONTRACT.

Dated March 19, 1906.

Filed March 28, 1907, 10:22 A.M.

Rec. Vol. 27 Ex page 101.

This is a Receipt, executed in duplicate for \$50.00 this day paid to the undersigned by Margaret M. Widmer, of Seattle, with the following understanding, to-wit:-

WHEREAS, said Margaret M. Widmer, has this day selected Tract 91 Edmonds Sea View Tracts, Snohomish County, Washington, and desires to purchase the same for the sum of \$200.00 and has paid for the option to do so, the sum of \$50.00

Now therefore, If the said Margaret M. Widmer shall, in the addition to the sum \$50.00 for which this receipt is given, pay to the undersigned, its successors or assigns the sum of \$150.00 in monthly payments of \$10.00 on the 19th day of every month hereafter, with interest thereon at the rate of six per cent per annum until paid, then in that case, the undersigned agrees to give said Margaret M. Widmer or her assigns, a warranty deed to said tract above described; excepting however, a warranty against all taxes levied on said property for the year 1906 and each year thereafter, which the said M. M. Widmer is to pay if said purchase is made.

The entire balance or any portion thereof in excess of the payments provided may be paid at any time.

An Abstract of title to be delivered when \$50.00 has been paid.

Crawford & Conover
By S. L. Crawford, President

I have read and understand the foregoing receipt and hereby agree to and accept all of the provisions, terms and conditions as therein stated.

Margaret M. Widmer



Instrument No. 20

92 - 982

Crawford & Conover, a
corporation,

To

Margaret M. Widmer.

WARRANTY DEED.

Dated March 21, 1908.

Filed April 20, 1908, 8:16 A.M.

Consideration \$1000.00

Rec. Vol. 113 D page 258.

Grantors do Grant, Bargain, Sell and Convey unto Grantee, her heirs and assigns, the following described real estate situated in Snohomish County, State of Washington, to-wit:-

Tracts 33 and 91 and Lot 6 in Block "B" all in Edmonds Sea View Tracts, according to the recorded plat thereof at the office of the Auditor of said Snohomish County.

Covenants of General warranty, excepting all taxes that have become liens since March 29, 1906, payment of which is assumed by said party of the second part.

Crawford & Conover
By S. L. Crawford President of
Crawford & Conover
Attest: Clayton Crawford, Secretary of
Crawford & Conover

(Corporate Seal)

No. witnesses

Acknowledged March 21, 1908 by officers as signed before J. B. Brooks, Notary Public for State of Washington, residing at Seattle.
(Seal)



-:C E R T I F I C A T E:-

Sheet No. 32

Instrument No. 23

243-656

Margaret M. Widmer

FileNo. 367165
Warranty Deed

to

Candace Reece

Dated Oct. 29, 1925
Filed Nov. 4, 1925
Consideration, \$500.00
Rec. Vol. 227 D 297

First party does grant, bargain, sell, convey and confirm to second party the following described real property:

Tract 91 Edmonds Sea View Tracts.

Covenants of general warranty.

Margaret M. Widmer

Two witnesses.

Acknowledged Oct. 29, 1925 by Margaret M. Widmer before Darwin Bristow, Notary Public for the State of Oregon, residing at Eugene, Oregon. (N.P. Seal)

Instrument No. 24

Candace Reece & Walter Reece,
husband and wife

to

Emma H. Scott

File No. 429293
Warranty Deed

Dated June 18, 1928
Filed June 18, 1928
Consideration, \$1.00 and love
and affection
Rec. Vol. 241 D 603

First parties convey and warrant to second party the following
described real property situate in Snohomish County, Washington:

(Among other lands)

Tracts 91 and 92 of Edmonds Sea View Tracts.

Candace Reece
Walter Reece

Acknowledged June 18, 1928 by Candace Reece and Walter Reece,
before Fred Hoyt, Notary Public in and for Washington, residing at
Seattle Heights. (N.P. Seal)

Instrument No. 25

Emma H. Scott and George W. Scott
husband and wife, of Seattle Heights,
Snohomish County, Washington

to

Candace Reece of Snohomish County,
Washington

File No. 576521
Quit Claim Deed

Dated June 21, 1928
Filed May 25, 1936
Consideration, \$1.00 and
other valuable consideration
Rec. Vol. 273 D 594

First parties convey and quit claim unto second party, all interest
in the following described real estate:

(Among other lands)

Tracts number 91 and 92 in Edmonds Sea View Tracts

Situate in Snohomish County, Washington.

George W. Scott
Emma H. Scott

Acknowledged June 21, 1928 by Emma H. Scott and George W.
Scott, husband and wife, before Fred Hoyt Notary Public for the
State of Washington, residing at Seattle Heights. (N.P. Seal)

Instrument No 26

Candace Reece and Walter
Reece, her husband, of
Jackson County, State of
Oregon,

to

Elizabeth Groves Reece, of
Snohomish County, State
of Washington.

File No. 633597
WARRANTY DEED.

Dated Sept. 24, 1938.

Filed Sept. 27, 1938, 3:08 P.M.

Consideration: \$10 and other
valuable consideration.

Rec vol:

Grantors do hereby grant, bargain, sell and convey
unto grantee, her heirs and assigns, all the following real
property, with the tenements, hereditaments and appurtenances,
situated in the County of Snohomish and State of Washington,
bounded and described as follows, to-wit:-

Tracts 91 and 92 EDMONDS SEA VIEW TRACTS.

Covenants of General Warranty.

(\$1 Federal and)
(\$1 state revenue)
(stamps canceled)

Candace Reece
his
Walter X Reece
mark

2 Witnesses.

State of Oregon

ss:

County of Jackson

Acknowledged Sept. 24, 1938, by Candace Reece and Walter
Reece, her husband, before Nellie Dickey, Notary Public for
Oregon. (N.P. Seal) (Commission expired Oct. 15, 1939).

-:C E R T I F I C A T E:-

STATE OF WASHINGTON,
ss:
COUNTY OF SNOHOMISH.

The SNOHOMISH COUNTY ABSTRACT COMPANY, a corporation, hereby certifies that it has added to the foregoing Abstract of Title, instruments numbered from twenty-three (23) to twenty-six (26) both inclusive and that the same are the only instruments which have been filed for record in the office of the Auditor of Snohomish County, Washington, since the date of the last preceding certificate hereto, to-wit: since October 29, 1925, at five o'clock p.m., affecting the title to the following described real property, to-wit:-

Tract 91, Edmonds Sea View Tracts.

ALSO, that as shown by the indices to the records in the office of the Clerk of said Snohomish County, there are no suits pending or judgments entered in any Court of Record in said County against Emma H. Scott, George W. Scott, Candace Reece, Walter Reece, or Elizabeth Groves Reece, which are liens upon or affect the title to said above described real property.

We do not certify as to any bankruptcy proceedings, judgments or verdicts entered in the judgment dockets of the United States District Court for the Western District of Washington holding terms at Seattle, Tacoma and Bellingham.

ALSO, that as shown by the official tax rolls in the office of the Treasurer of said Snohomish County, the general taxes on said above described real property are paid in full up to and including those for the year 1937.

IN WITNESS WHEREOF, said SNOHOMISH COUNTY ABSTRACT COMPANY has caused this certificate to be signed by its Manager and its corporate seal to be hereto affixed this twenty-seventh (27th) day of September, nineteen hundred thirty-eight (1938) at three-nine (3:09) o'clock p.m.

SNOHOMISH COUNTY ABSTRACT COMPANY,

By

E. A. Strong

Asst. Manager.



No. 7490

Abstract of Title
To

Tract 91

RONCHDS SEA VIEW TRACTS

SNOHOMISH COUNTY, WASHINGTON

From the Office of

**Snohomish County
Abstract Company**

2915 Wetmore Avenue
(Near Court House)

Everett, Washington

This Company is Agent for

Washington Title Insurance Co.

Assets Over a Million Dollars

\$200,000 Guaranty Fund Deposited with State Treasurer

S. J. FRIEBE, MFR., EVERETT

No. 7490

Abstract of Title¹⁰

Tract 91

Edmonds Sea View Tracts

SNOHOMISH COUNTY, WASHINGTON

From the Office of

**Snohomish County
Abstract Company**

2915 Wetmore Avenue
(Near Court House)

Everett, Washington

This Company is Agent for

Washington Title Insurance Co.

Assets Over a Million Dollars

\$200,000 Guaranty Fund Deposited with State Treasurer

S. J. PRIEBE, MFR., EVERETT

2390